

Concept Review

Lindon Marina

RV Upgrades

and

Nightly Rentals

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Lindon Marina Now



Lindon Marina Proposed Additions

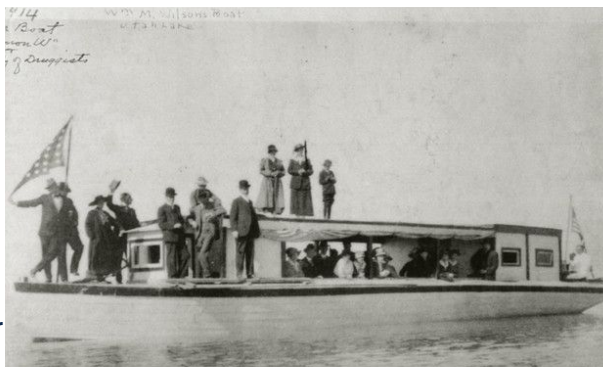


LINDON MARINA PAST, PRESENT AND FUTURE

Geneva Resort

Geneva Resort, now known as Lindon Marina, was built in 1888 and was a recreational mecca for Utah residents. It included a boat harbor, hotel, dance pavilion, a large ferry boat, two swimming pools (one heated), rental cabins, ball fields and even a large toboggan slide into the water. Every Saturday night people would gather for dances with orchestral music accompanying the breathtaking sunsets reflecting over the water and illuminating the mountains---a natural recreational refuge for all to enjoy. ¹

A number of very negative factors related to the management or rather mismanagement of the lake combined with Geneva Steel Plant caused the Geneva Resort to no longer be economically feasible, leading to its disintegration and ultimate closure.



Lindon Marina Takes Form

We are not aware of the details of the resurrection of Geneva Resort which would then become known as the “Lindon Marina.” What we do know from oral history is that the first step in restoring the marina was to have someone oversee a functional boat launch area for a period of time. The marina was a rough area until about the mid-nineties when Mark Cook took over the management. Mr. Cook was granted a lease with the Utah Department of Forestry, Fire and State Lands in 1996 and then a new lease was renegotiated giving Mr. Cook a forty-year lease with the State running from 2006 through 2046. With the confidence of a long-term lease, Mr. Cook was willing and able to secure necessary funds/grants to vastly improve the marina: extensive asphalt parking; two cement boat ramps; courtesy dock and bathroom facilities. Mr. Cook also added a small general store, 25 boat slips and reshaped/shored up the peninsulas that protect the marina.

Current Ownership and Improvements

In 2013, we as Madson Havn, LLC purchased the lease from Mark Cook. Madson Havn is a family run business consisting of Ron & Pam Madson (my wife and I), our three children, their spouses and our grandchildren. It has been a very enjoyable and meaningful experience running the Lindon Marina these past six years. We have a vision and plan to continue to improve the marina restoring it to its old glory.

Improvement and Investment since 2013:

- Removed from the marina all abandoned trash/RVs/boats, etc. and general clean up.
- Created 260 yard long sand beach. (Note: A commissioned survey had shown that the number one requested need at Utah Lake was having a sand beach access to the lake).
- Purchased beach rental equipment that includes paddle boards, kayaks, canoes, pedal boats, and our small sailboats and day sailors (enough rentals to put 100 people on water at same time)
- Created a large storage area for boats, RVs, campers, etc.—capacity 150 units.
- Added 50 more slips for a total of 75. We now have more slips than any harbor on Utah Lake and it has created a vibrant sailing community which now has up to 60 sailboats



- Created the Timpanogos Yacht Club, with seven licensed captains that offer Sunset Dinner cruises, sailing lessons, and this year we added sailing races.

- Hosted two major events this past summer: Movie on the Water mid-July and Lantern Festival in late September. These will be annual events and we will be expanded upon them.
- Engaged in extensive social media advertising for the past two years.
- Invested in commercial grade and natural mosquito and midge abatement measures.



Lots of photos, videos etc. of the marina at our Facebook pages “Lindon Marina” and “Timpanogos Yacht Club.”

Vision Going Forward

It is our ambition to have Lindon Marina not only be the busy local retreat that it once was, but to make it a national attraction. With the kind of personal financial investment we are willing to make, we feel there is a great potential for the Marina to grow and evolve.

Lindon Marina already offers fishing, boat launching, boat slips, storage, a beach, day rentals of non-motorized watercrafts, picnicking, sailing excursions/lessons and *only primitive camping*.

Our goal is to upgrade the facilities so as to attract usage for family reunions, group events, special attractions, and to create a destination recreational spot drawing visitors from far and wide.

To do so requires the following general upgrades:

- Bring in water and sewer connection to the marina
- Upgrade the general store
- Provide jet ski and power boat rentals
- Provide RVs/Fifth Wheel campers with power, sewer disposal and potable water
- Create a tiny house village that will be clean, new and very attractive
- Purchase a commercial grade “chiller” for our outdoor ice skating rink (we attempted to start one last year, but it was too warm to do it without a chiller).
- Comprehensive landscape improvements.
- Refinish all slips/docks and upgrade with electricity.
- Sand volleyball court

Once the above improvements are made or in conjunction with these improvements we intend to market aggressively.

Summary of Proposal to Lindon City:

We want to add and upgrade camping/RV sites and expand our accommodations to include nightly rental units for those visiting that do not have their own RV or don't want to camp . We currently provide “dry camping”, i.e. no utility hook-ups, for campers, and we do not have any designated campsites so camping is relatively random throughout the marina.

If our proposal is approved we will create designated camping and RV sites that offer full hookups. In conjunction with the upgrades, we plan to bring in our own RV rentals which would include RV licensed Tiny Houses. These will be designed to create a visually beautiful theme setting to match the natural beauty of the marina.

We have many examples of RV or tiny house units being used as nightly rentals. See our attached list of nearly 30 examples from Utah and around the country.

Proposed Concept:

Here are the proposed RV and campsites that we want to create:



Water and sewer would be accessed through Vineyard City connections and laterals would run to each RV tiny house as they are added. The electricity would run to all campsites and a sewer disposal for RVs would be provided. The existing pitch toilet closest to the campsite would be converted to a flush toilet.

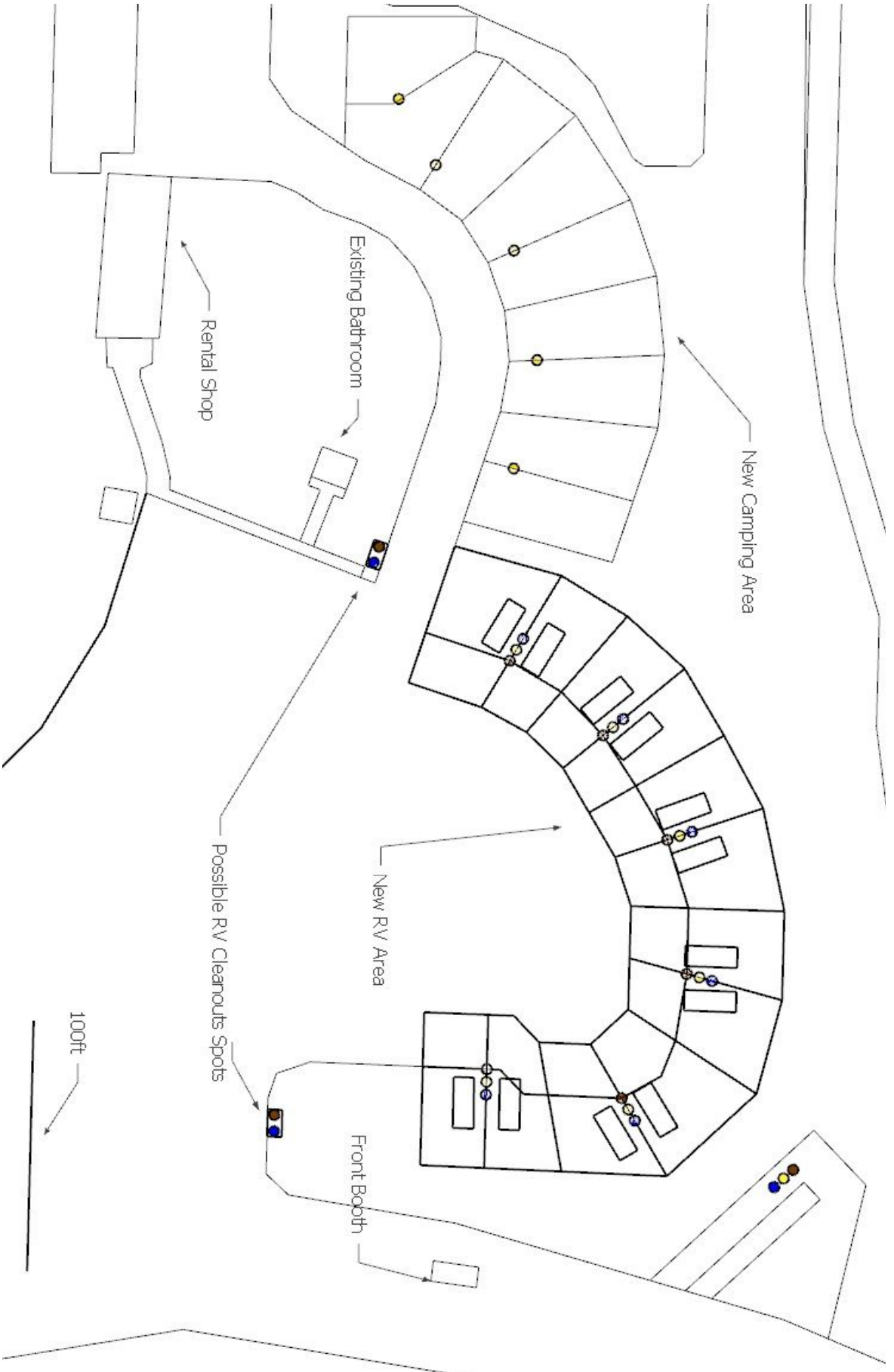
Since Lindon does not yet have any RV park code, the above design is patterned after the existing Provo City "Travel Trailer" ordinance for spacing and areas (attached for reference.)

RV Tiny Houses will all have showers and nearly all regular RVs are self-contained and have showers. Because we are providing hookup with potable water and personal sewage disposal for each RV Tiny House Unit and will require that all RVs/Fifth are completely self-contained with showers and flush toilets---we will be providing the connection to the city's sewer/water.

State and County Approval.

We have received permission from our lessor, Forestry, Fire and State Lands to bring in water/sewer connections, create the above proposed campsites and include in the campsites RV Tiny house rentals as long as 1) It complies with all county and city ordinances and 2) RV rentals will not be longer than 14 days per renter---short term.

In speaking with the County health department, they only require that if we have RV Tiny Houses that they be hooked up to water/sewer rather than use the existing septic tank on our premises.



Overcoming Challenges associated with Lindon Marina

The perception by the public is that Utah Lake is a dirty, sewage fed, killer toxic algae-bloom mess. Lindon Marina also has, since its closure at the time of the rise of the Geneva Steel Plant, a reputation of being a low budget, relatively run down marina which is only decent for fishing and functional for launching.

Since taking over the marina we have begun the process of turning things around. We spent a considerable amount of money the first few years cleaning up the premises, creating a sand beach and advertising through social media. We had all calls forwarded to us so we really do not miss many, if any, calls from the public. From 2013 through 2015 (three seasons) we had a huge increase in usage especially our beach rentals. However, with the very low water and the new reporting standards for algae blooms on the lake, we have seen a sharp drop off of season passes and general boat launching for the seasons of 2016, 2017 and this past summer (2018).

We countered the drop off by spending more and on social media and hosting major events such as Movie on the Water (700 tickets sold) and then Lanterns on the Water (1,500 tickets sold) as well as increasing our sailing excursions. As to the “toxic algae blooms” the lake has not changed but the reporting to the public is drastically overblown. The good news is that the State is aggressively looking to solve the algae bloom problem, but the bad news is that the public still thinks the lake is toxic, long after whatever danger actually existed is gone. We get calls all day asking if we are even open and if it’s safe to be at the marina. The stigma is real and growing, which then caused us to consider major changes to the marina.

Another challenge as it relates to our proposed changes has to do with the current camping. We are a public access facility and do not turn down people looking for a place to camp. Lots of run down campers show up bringing with them certain social problems we have to constantly address/monitor causing other patrons to be reluctant to be at the marina.

A final challenge consists of the relatively limited funds that can be generated by the Lindon Marina thereby limiting what we as small business owner can spend on improvements. Changes we made increased revenue enough that we have been able to annually invest in improving the marina as outlined above. However, unless major changes are made, as we are proposing, we will be limited for the remainder of the 28 years remaining on the lease.

How our proposed “Tiny House” nightly rentals along with fundamental improvements would allow a major leap forward:

Our marina will typically have anywhere from 5 to 10 campers per evening during the off season and 10 to 20 during peak season from Memorial Day to Labor Day. We don’t charge a lot, as we don’t have full hook-ups. Middle to higher end campers do not see this as a destination in that we have no utility hookups.

Once we bring in potable water, sewer disposal and electrical hookups we can increase our nightly charges AND, more importantly, we would increase dramatically the

number of visitors and the *quality* of campers. If we have well-groomed area, full utility access, and nightly rentals, the revenue will increase, bringing traffic, increasing overall usage.

The RV tiny houses would provide nightly rentals (similar to cabins that were there at the original Geneva Resort). Our research shows they would be in high demand by those visiting Utah that do not have their own RVs/Fifth wheels. There would even be demand in the winter, typically a slow time for us. Our target would be to have a beautiful RV Tiny house village with sailing/beach theme. Groups like family reunions could reserve the facilities; parents coming to visit children at UVU and BYU; those at our special events, and patrons coming to learn sailing, use rentals and see Utah.

These improved campsites and RV Tiny Houses would provide necessary revenue to justify the upgrades to bring in water/sewer/flush toilets, etc. Without approval of such, it makes zero sense for us to bring in these permanent improvements at our own expense. But with these improvements we believe a remarkable transformation of the marina will occur. We will advertise locally and nationally, showing our RV Tiny house village, our special events, our sailing excursions to Bird Island and back, Dinner Cruises, our sand beach with rentals, bicycle rentals for the bike path, our winter outdoor skating rink---and much more, as this will be just the beginning. That is our vision. Having the upgraded RV spots and nightly rentals would justify our spending the funds to bring in these improvements.

We are open to reasonable, affordable suggestions and look forward to working with Lindon City and restoring Lindon Marina to the jewel it once was and can be again. Finally, we appreciate Lindon City's support for the marina such as allowing us to advertise in the newsletter and also for having done a great job with police enforcement when needed.

November 27, 2018

Ron Madson
Member/Manager Madson Havn, LLC
dba Lindon Marina

References:

1. Deseret News
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2. Utah Lake Commission
http://utahlakecommission.org/wp-content/uploads/2011/04/Utah_Lake_Resorts-Additional_Materials.A.pdf
3. Utah Lake Commission
<http://utahlakecommission.org/10-historic-utah-lake-photographs/>
4. KSL News <https://www.ksl.com/?nid=960&sid=19440585>
5. Rafting Info (for RV image) <https://raftinginfo.com/lodging/rv-park/>
6. Lindon Marina Homepage <http://www.lindonmarina.com/>
7. Lindon Marina Facebook Page <https://www.facebook.com/LindonMarina/>
8. Timpanogos Yacht Club Facebook Page
<https://www.facebook.com/Timpanogos-Yacht-Club-391731614267411/>

Legal Examples of Tiny House Rentals



Shooting Star RV Resort



Mt Hood Tiny House Village



Tiny Digs Hotel



Tuxbury Tiny House Village

UNIQUE RV'S FOR RENT IN RV PARKS, ETC.:

[Shooting Star RV Resort](#) - Escalante, UT

[Mystic Hot Springs Resort](#) - Monroe, UT

[The Vintages](#) - Dayton, OR

[Lakedale Resort's Vintage Airstream Trailer](#)

[Hotel](#) - Friday Harbor, WA

[The Sou'Wester](#) - Seaview, WA

[Dolores River Campground](#) - Dolores, CO

[Kate's Lazy Desert Airstream Mtl.](#) - Landers, CA

[AutoCamp Santa Barbara](#) - Santa Barbara, CA

[AutoCamp Russian River](#) - Guerneville, CA

[Hicksville Trailer Palace](#) - Joshua Tree, CA

[Metro Hotel & Cafe](#) - Petaluma, CA

[The Shady Dell](#) - Bisbee, AZ

[El Cosmico](#) - Marfa, TX

ONE-OFF TINY HOUSE VACATION RENTALS:

[AirBNB Tiny Home](#) - Draper, UT

[AirBNB Modern Blue Tiny House](#) - Draper, UT

[Zion's Tiny Getaway](#) - La Verkin, UT

[HomeAway, Garden Caravan](#) - Sand Point, ID

[AirBNB Seattle Tiny House](#) - Seattle, WA

[VRBO Lewis/Clark's Tiny House](#) - Hamilton, MT

TINY HOUSE HOTELS

[Tiny House Hotel](#) - Portland, OR

[Tiny Digs Hotel](#) - Portland, OR

[Leavenworth Tiny House Village](#) - Leavenworth, WA

[Mt. Hood Tiny House Village](#) - Welches, OR

[WeeCasa Tiny House Resort](#) - Lyons, CO

[Verde Valley RV Resort](#) - Sedona, AZ

[Austin's Original Tiny Home Hotel](#) -

Austin, TX

[Tuxbury Tiny House Village](#) -

South Hampton, NH

[Getaway Tiny Homes](#) - New York and Boston

Chapter 14.39

TRAVEL TRAILER PARKS

Sections:

- 14.39.010 Conditional Use Permit.**
- 14.39.020 Property Development Standards.**
- 14.39.030 Minimum Park Area.**
- 14.39.040 Length of Occupancy.**
- 14.39.050 Eating and Cooking Facilities.**
- 14.39.060 Disposal and Water Stations.**

14.39.010. Conditional Use Permit.

A Conditional Use Permit for a travel trailer park must be issued in accordance with the provisions of Section [14.02.040](#), Provo City Code before such a facility may be constructed in any zone which permits said construction and location as a conditional use. In addition to such terms and conditions as may be required upon the issuance of a Conditional Use Permit for a travel trailer park, all travel trailer parks shall be built to the standards set forth in this Chapter.

14.39.020. Property Development Standards.

The following development standards shall apply to the individual travel trailer sites. Plans and elevations for the travel trailer park and any buildings or structures proposed for location therein shall be submitted with the application for a Conditional Use Permit for a travel trailer park in conformance with the provisions of Section [14.02.040](#), Provo City Code. Said plans shall be in conformance with the following general development standards.

- (1) *Travel Trailer Site Requirements.* Each travel trailer site shall be plainly marked and numbered for identification and shall meet all requirements of this Chapter.
- (2) *Travel Trailer Site Area.* Each travel trailer site in a travel trailer park shall have an area of not less than one thousand five hundred (1,500) square feet.
- (3) *Travel Trailer Site Width.* Each travel trailer site shall have an average width of at least twenty-five (25) feet. Trailers shall be separated from each other and from other structures by at least ten (10) feet. Any accessory uses such as attached awnings or steps, shall, for the purposes of this separation requirement, be considered to be part of the trailer.
- (4) *Travel Trailer Site Frontage.* Each travel trailer site shall abut directly upon a travel trailer park street for a minimum distance of twenty (20) feet. Alignment and gradient shall be properly adapted to topography.

- (5) *Trailer Density.* Not more than one (1) travel trailer shall be placed on a travel trailer site.
- (6) *Site Coverage.* The travel trailer and accessory structures shall not cover more than seventy-five percent (75%) of a travel trailer site.
- (7) *Off-street Parking.*
- (a) Each travel trailer site shall have thereon a paved space suitable for providing automobile parking which may be a part of or a continuation of a pad upon which the trailer will rest. Said parking space shall have unencumbered dimensions of not less than nine (9) feet in width and twenty (20) feet in length.
 - (b) Each travel trailer site shall provide sufficient parking and maneuvering space so that the parking, loading, or maneuvering of trailers incidental to parking shall not necessitate the use of any public street, sidewalk, right-of-way, or any private grounds not part of the travel trailer parking area.
 - (c) There shall be provided guest parking in each travel trailer park at the ratio of one (1) parking space for each ten (10) travel trailer sites within said park. These spaces shall be in addition to those on-site spaces required by (a) above.
- (8) *Landscaping.* The following landscaping provisions shall apply to all travel trailer parks:
- (a) All open areas except driveways, parking areas, walking ways, utility areas, or patios shall be maintained with landscaping in accordance with a detailed landscaping plan to be approved in conjunction with issuance of a Conditional Use Permit.
 - (b) Trees shall be planted along the street frontages as may be required as a condition of a Conditional Use Permit upon recommendation of the Director of Parks and Recreation. There shall also be at least one (1) tree upon each travel trailer site.
- (9) *Walls and Fences.* Walls and fences on individual travel trailer sites shall not exceed two (2) feet in height. In addition, a decorative wall or fence at least six (6) feet in height shall be erected around the perimeter of each travel trailer park. Said wall or fence shall be of masonry construction, or of wood construction with masonry pilasters at an interval of no less than twenty (20) feet on center.
- (10) *Travel Trailer Park Streets.* Travel trailer park streets shall be provided in such a pattern as to provide convenient traffic circulation within the travel trailer park. They shall be built to the following standards:
- (a) Streets shall be at least twenty-five (25) feet wide. Parking shall not be allowed on travel trailer park streets.
 - (b) The travel trailer park streets shall be paved in accordance with City standards and shall be provided with concrete curb and gutter. Said curb and gutter may be of a "roll" type to provide convenient access to trailer sites.
 - (c) Travel trailer park streets shall be lighted in accordance with the requirements of the City Engineer.

- (11) *Recreation Areas.* A central recreation area shall be established in all travel trailer parks, which shall be easily accessible from all trailer sites. The size of such recreation areas shall be not less than ten percent (10%) of the gross site area of all travel trailer spaces, or three thousand (3,000) square feet, whichever is greater.
- (12) *Travel Trailer Park Office.* Every travel trailer park shall include a permanent building for office use. Such building may include a one-family dwelling for the exclusive use of the owner or manager, provided there is an area of not less than five thousand (5,000) square feet devoted exclusively to the use of said one-family dwelling and the occupants thereof.
- (13) *Laundry Rooms.* Every travel trailer park shall have one (1) or more laundry rooms. Laundry drying lines shall not be permitted on any travel trailer sites.
- (14) *Restrooms and Shower Facilities.* Restrooms, including toilet, showers, and lavatories, shall be provided within a travel trailer park to conveniently and adequately serve the trailer sites within said park.
- (15) *Telephone.* The travel trailer park shall contain at least one (1) public telephone for the use of park renters.
- (16) *Utilities.* All utility distribution facilities, including television antenna service lines serving individual travel trailer sites, shall be placed underground. The owner is responsible for complying with the requirements of this Subsection (16), and he shall make the necessary arrangements with each of the serving utilities for installation of said facilities. Transformers, terminal boxes, meter cabinets, pedestals, concealed ducts, and other necessary appurtenances to such underground facilities may be placed above ground. All travel trailer sites must be served with water and electricity. Natural gas hookups shall not be provided upon individual travel trailer sites.
- (17) *Storage.* There shall be no open storage of personal belongings within a travel trailer site, nor shall there be an accessory building, shed, or cabinet placed upon or erected upon an individual travel trailer site for the storage of materials or personal belongings.
- (18) *Fuel Tanks.* All fuel tanks maintained within a travel trailer site must be mounted securely upon or attached to the travel trailer or recreation vehicle which they serve. No such tanks shall be larger than fifty (50) gallon capacity. No accessory, freestanding fuel tanks shall be permitted in individual travel trailer sites, except that one (1) such tank no larger than fifty (50) gallons may be approved by the Zoning Administrator for use only during the period of November 1 to February 29 in locations specifically approved.
- (19) *Skirting.* Any skirting surrounding the open space beneath a travel trailer or other recreation vehicle shall be of the same basic material as the exterior skin of the vehicle and shall have the same color(s) as that of the skin of the vehicle, or complimentary color(s) thereto.
- (20) *Extra Vehicles.* In addition to a self propelled recreational vehicle or travel trailer and necessary tow vehicle, the occupants of a travel trailer site may have only one (1) other vehicle, which is owned by said occupants or otherwise associated therewith, located within the travel trailer park.
- (21) *Removal of Wheels.* There shall be no removal of axles, wheels or tires from a travel trailer or other recreational vehicle located within a travel trailer park, except for emergency, temporary removal to accomplish repairs.

(22) *Mail Boxes.* There shall be no separate mail boxes, separate street address designations, or other similar accessories which would give the appearance of “permanence” to occupants of a travel trailer site.

(23) *Disclosure.* The owner(s) of any travel trailer park in Provo City built and/or regulated by these provisions shall provide a copy of the standards set forth in this Section to all occupants who are tenants of the park for more than thirty (30) days. (Am 1986-10, Am 1987-45, Am 1991-53, Am 1998-06)

14.39.030. Minimum Park Area.

No travel trailer park facility shall be constructed on a parcel of property which has an area of less than two (2) acres.

14.39.040. Length of Occupancy.

No travel trailer site located within a travel trailer park established under the provisions of this Chapter shall be occupied by any individual, family, or group of individuals within a trailer, camper, motor home, or other facility for a period exceeding thirty (30) days.

14.39.050. Eating and Cooking Facilities.

Each travel trailer site shall be equipped with a picnic table and benches or equivalent, and an outdoor cooking facility which meets the approval of the Fire Chief.

14.39.060. Disposal and Water Stations.

Each travel trailer park shall have facilities for disposal from the holding tanks of trailers and similar vehicles which shall be hooked to the City sewer system, and also a source of potable water for filling trailer water tanks.

The Provo City Code is current through Ordinance 2018-28, passed September 25, 2018.

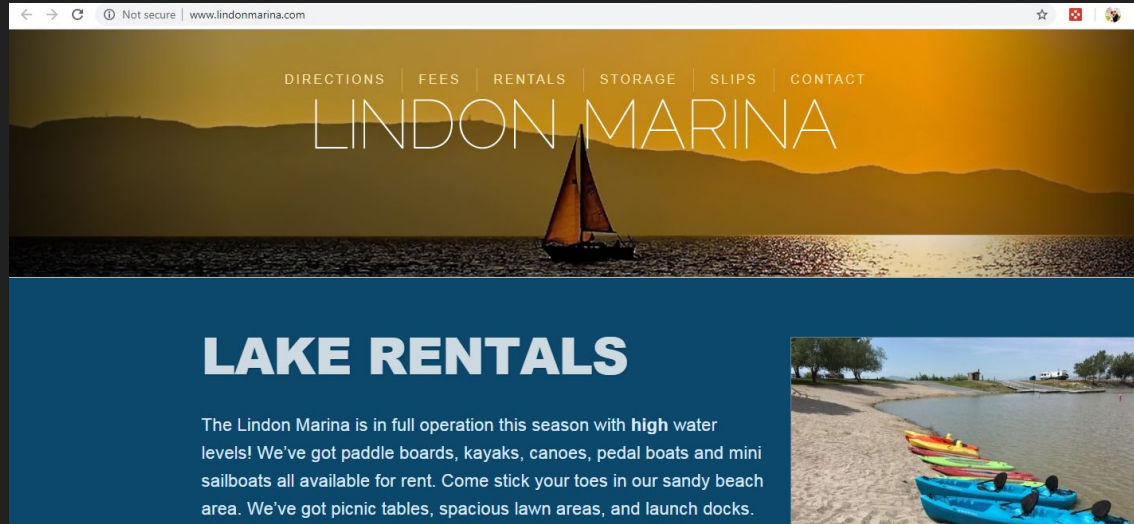
Disclaimer: The city recorder has the official version of the Provo City Code. Users should contact the city recorder for ordinances passed subsequent to the ordinance cited above.

[City Website: www.provo.org](http://www.provo.org)

City Telephone: (801) 852-6000

[Code Publishing Company](#)

Lindon Marina RV Upgrades and Nightly Rentals



The screenshot shows a web browser window with the URL www.lindonmarina.com. The page features a navigation menu with links for [DIRECTIONS](#), [FEES](#), [RENTALS](#), [STORAGE](#), [SLIPS](#), and [CONTACT](#). The main heading is "LINDON MARINA" in large white letters, set against a background image of a sailboat on a lake at sunset. Below this, a blue section titled "LAKE RENTALS" contains the following text: "The Lindon Marina is in full operation this season with **high** water levels! We've got paddle boards, kayaks, canoes, pedal boats and mini sailboats all available for rent. Come stick your toes in our sandy beach area. We've got picnic tables, spacious lawn areas, and launch docks." To the right of the text is a photograph of several colorful kayaks (blue, green, yellow, red) lined up on a sandy beach next to the water.

Big Things are Happening





Movie on The Water



Lantern Festival



Vibrant Sailing Community

Proposed RV Upgrades



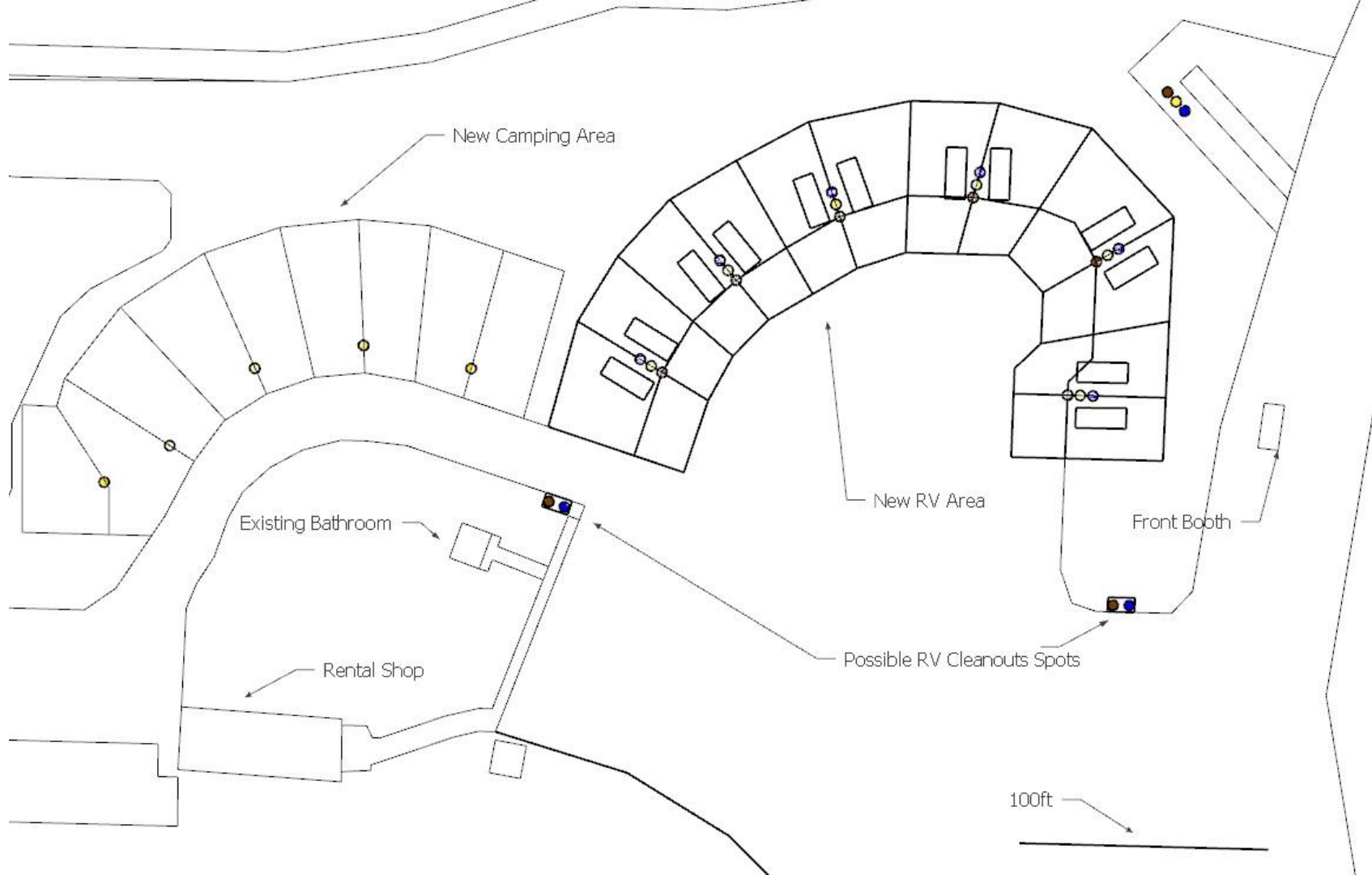




Image from RaftingInfo.com

Nightly Rentals



neva, Utah Lake



Image from TuxburyTinyHouse.com



Image from MthoodTinyHouse.com

Portland, Oregon




A row of colorful tiny houses on a green lawn with trees and Adirondack chairs. The houses are in various colors including grey, blue, and yellow. The scene is set in a lush, green environment with many trees. In the foreground, there are several wooden Adirondack chairs on the grass. The text 'Wee CASA' is overlaid in the center of the image.

Wee CASA

The World's **Largest** Tiny House Resort.



THE
Vintages

TRAILER  RESORT